

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Frye Road, 632' E of the
c/l of Hanover Pike
(14529 Hanover Pike)
4th Election District
3rd Councilmanic District

Thomas J. Raphael
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-304-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 14529 Hanover Pike, located in the vicinity of Frye and Old Hanover Roads in Boring. The Petition was filed by the owner of the property, Thomas J. Raphael, and the Contract Purchaser, Matthew C. Southard. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached three-car garage) to be located in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

As noted above, this matter came before me as an Administrative Variance, pursuant to Section 26-127 of the Baltimore County Code (BCC), which allows the Zoning Commissioner/Deputy Zoning Commissioner to grant variance relief from the strict application of the zoning regulations without the necessity of a public hearing. In this case, a request for public hearing was made by the adjoining property owners, Jack E. Leonard and James C. Wolf, who expressed concern about the Petitioners' intended use of the proposed garage. Thus, a public hearing was scheduled to determine the appropriateness of the relief requested.

ORDER RECEIVED FOR FILING

Date

By

Appearing at that hearing on behalf of the Petition were Thomas Raphael, legal owner. Appearing as Protestants in the matter were Jack and Karen Leonard, adjacent property owners.

Testimony and evidence offered revealed that the subject property consists of 1.465 acres, more or less, zoned R.C.2, and is improved with a one and one-half story dwelling. The Petitioners are desirous of constructing a three-car garage (30' x 40' in dimension) adjacent to the existing dwelling in the side yard at the end of the existing driveway. Testimony indicated that Mr. Southard wishes to utilize this garage to store construction equipment used in his concrete business. The Petitioners argued that due to the location of the septic reserve area to the rear of the property and the existing well and mature trees on the west side, the proposed location is the most practical and will have the least impact on the property. It is significant to note that while the property enjoys a street address of 14529 Hanover Pike, access is off of Frye Road.

As noted above, Jack and Karen Leonard appeared in opposition to the request. Mr. & Mrs. Leonard reside on Frye Road and share a use-in-common access to Hanover Pike with the Petitioner. They testified that Mr. Southard operates a concrete business and stores many large pieces of construction equipment on a farm located adjacent to the subject property. As indicated in the prior testimony, Mr. Southard wishes to utilize the proposed garage to store some of this equipment. Mr. & Mrs. Leonard believe that this equipment has caused the surface of Frye Road to deteriorate and potholes to form. They are opposed to the storage of this construction equipment on residential property.

In order for an area variance to be granted, the Petitioner must show that strict application of the zoning regulations would cause undue

hardship and create a practical difficulty for him and his property. McLean v. Solev, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

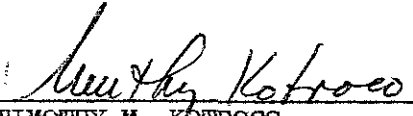
After due consideration of the testimony and evidence presented, I am inclined to deny the variance. Testimony revealed that the purpose for this garage was to store construction equipment used in the business operation run by Mr. Southard. This would essentially make the use of this property as that of a Contractor's Equipment Storage Yard, which is not a permitted use of property zoned R.C. 2. Therefore, the variance requested must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of April, 1996 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached three-car

garage) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioner shall have thirty (30) days from the date of this Order to file an appeal of this decision.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 4/23/96
BY [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 25, 1996

Mr. Thomas J. Raphael
6213 York Road
Baltimore, Maryland 21212

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Frye Road, 692' E of the c/l of Hanover Pike
(14529 Hanover Pike)
4th Election District - 3rd Councilmanic District
Thomas J. Raphael _ Petitioner
Case No. 96-304-A

Dear Mr. Raphael:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Matthew Southard
4924 Pleasant Grove Road, Reisterstown, Md. 21136

Mr. & Mrs. Jack E. Leonard
5135 Frye Road, Upperco, Maryland 21155

Mr. James C. Wolf
5133 Frye Road, Upperco, Maryland 21155

People's Counsel; Case File



Petition for Administrative Variance

96-304-A

to the Zoning Commissioner of Baltimore County

for the property located at 14529 HANOVER P.KE UPPER MD, 21155
which is presently zoned RL 2 ZONE

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1

To allow an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

THERE IS NO OTHER FEASIBLE LOCATION DUE TO EXISTING WELL ON EAST SIDE OF DWELLING AND INCREASMENT ON REAR (N.W.) SEPTIC AND RESERVE AREA AND EXISTING MATURE TREES AND DRIVEWAY EXIST ON WEST OF DWELLING

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

MATTHEW C. SOUTHARD 429-5219
(Type or Print Name)

Matthew C. Southard
Signature

4924 PLEASANT GROVE RD
Address

REISTERSTOWN MD 21136
City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

THOMAS JOSEPH RAPAHEL
(Type or Print Name)

Thomas Joseph RapaHEL
Signature

(Type or Print Name)

Signature

6213 YORK RD 526-0134
Address Phone No

Baltimore MD 21212
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 18 day of MARCH, 1996 that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

REVIEWED BY: [Signature]

DATE 2-16-96

ESTIMATED POSTING DATE

2/25



Printed with Soybean Ink
on Recycled Paper

ITEM #: 314

ORDER RECEIVED FOR FILING

Date



Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 14539 HANOVER PIKE
address

UPPER MD MD 21155
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

THERE IS NO OTHER FEASIBLE LOCATION DUE TO
EXISTING WALL ON EAST SIDE OF DWELLING
AND ENCROACHMENT ON REAR (NW) SEPTIC
AND RESERVE AREA AND EXISTING MATURE TREE
AND DRIVEWAY EXIST ON WEST OF DWELLING

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Thomas J. Raphael
(signature)
Thomas J. Raphael
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of February, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas J. Raphael

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

AS WITNESS my hand and Notarial Seal.

Sub. J. J.
date 2-14-96

Becky J. J.
NOTARY PUBLIC
My Commission Expires: 3-1-99

Zoning Description

314

14529 Hanover Pike

96-304-A

Beginning at a point on the south side of
(Frye Rd) a 40 ft wide private Rd, at the distance
of 692 ft[±] East of a point on Hanover Pike, suc
point being 2,200 ft[±] Northwest of Mt. Gilead
Rd. Thence running N 7°31'37"W 204.92 ft
thence S 79°38'23"W 151.81 ft thence N 3°46'53
E 195.18 ft. thence N 73°05'53"E 70 ft thence
S 48°07'17"E 362.86 ft. thence S 15°4'23"W 75 ft
thence S 74°55'37" 118 ft. thence S 66°15'39"W,
85.54 ft. to the point of beginning. Containing
1.465 Aci and located in the 4th Elect. Dist

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-304-A

District 4th Date of Posting _____

Posted for: Adm. Variance

Petitioner: Matthew C. Southard

Location of property: 14529 Hanover Pike

Location of Signs: [F. and G.]

Remarks: _____

Posted by W. F. Lown 2/23/96 Date of return: _____

Number of Signs: 1



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Offices Building, 111 W. Chase-Peake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #98-304-A

(Item 314)

14629 Hanover Pike
555 Hyde Road (private), 692'
E of point on Hanover Pike,
point = 2,200' NW of

Mt. Gilead Road

4th Election District

3rd Councilmanic

Legal Owner(s):

Matthew G. Soultard

Variance: to allow an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard.

Hearing: Friday, April 19, 1998 at 8:30 a.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.
(2) For information concerning the File and/or Hearing, Please Call 887-3391.

3/332 March 28 C40861

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/28, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/28, 1998.

THE JEFFERSONIAN,

A. H. *Amick*
LEGAL AD., TOWSON

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4th

Date of Posting 4/2/96

Posted for: CASE No. 96-384-A

Petitioner: Matthew Co. Southard

Location of property: 14529 HANOVER P.K.

Location of Signer: _____

Remarks: _____

Posted by: _____

Signature

Date of return: _____

Number of Signs: 1



Set up for
public hearing
in view of
letter from
Leonard/Waffe

Also - is this
an "accessory"
structure - It's
dimensions appear
to be bigger than
house
JSS

3/18/96 Save this
note in file

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

NO. 314

96-304-A

DATE

2-16-96

ACCOUNT

R-001-10150

AMOUNT

\$ 85.00

RECEIVED
FROM

Southard Bros.

010 - Residential Variance filing fee — \$50.00
080 - Sign & posting — 35.00

FOR:

Site 14529 Hanover Pike / Owner T. J. Rapp / Contr. Purchaser M. Q. Southard
\$85.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

TO: PUTUMENT PUBLISHING COMPANY
March 28, 1996 Issue - Jeffersonian

Please forward billing to:

Matthew Southard
4924 Pleasant Grove Road
Reisterstown, MD 21136
429-5219

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-304-A (Item 314)
14529 Hanover Pike
S/S Fryre Road (private), 692' E of point on Hanover Pike,
point = 2,200' NW of Mt. Gilead Road
4th Election District - 3rd Councilmanic
Legal Owner: Matthew C. Southard

Variance to allow an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard.

HEARING: FRIDAY, APRIL 19, 1996 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 25, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-304-A (Item 314)
14529 Hanover Pike
S/S Fryre Road (private), 692' E of point on Hanover Pike,
point = 2,200' NW of Mt. Gilead Road
4th Election District - 3rd Councilmanic
Legal Owner: Matthew C. Southard

Variance to allow an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard.

HEARING: FRIDAY, APRIL 19, 1996 at 9:00 a.m. in Room 106, County Office Building.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Matthew Southard
Thomas Joseph Raphael

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 23, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-304-A (Item 314)
14529 Hanover Pike
S/S Fryre Road (private), 692' E of point on Hanover Pike,
point = 2,200' NW of Mt. Gilead Road
4th Election District - 3rd Councilmanic
Legal Owner: Thomas Raphael
Contract Purchaser: Matthew C. Southard

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before February 25, 1996. The closing date (March 11, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Thomas Raphael
Matthew C. Southard





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 11, 1996

Thomas Joseph Raphael
6213 York Road
Baltimore, MD 21212

RE: Item No.: 314
Case No.: 96-304-A
Petitioner: T. J. Raphael

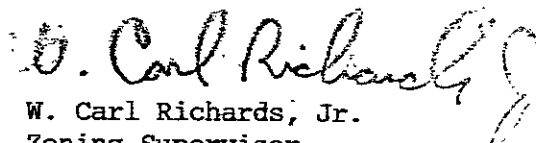
Dear Mr. Raphael:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 16, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 1, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for March 4, 1996
Items 305 (Revised), 306 (Revised),
308, 309, 310, 313, 314

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: February 29, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 305, 306, 307, 308, 310, 311, 313, 314, and 315

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Darryl L. Keene

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 02/27/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEB. 26, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

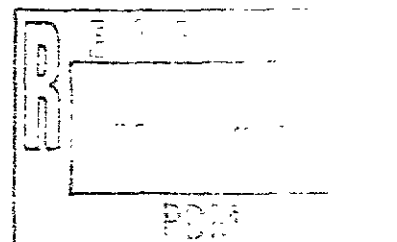
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 305, 306, 307, 308, 311, 312,
313, 314 & 315.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

2-27-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 314 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

Adm. Var. 3/11

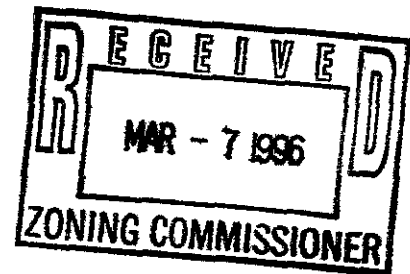
Jack E. Leonard
5135 Frye Road
Upperco, Maryland 21155

James C. Wolf
5133 Frye Road
Upperco, Maryland 21155

March 4, 1996

CERTIFIED LETTER
RETURN RECEIPT REQUESTED

Baltimore County
Office of Planning & Zoning
Suite 112 Courthouse
400 Washington Avenue
Towson, Maryland 21204



Attention: Mr. Lawrence E. Schmidt
Zoning Commissioner

Re: Zoning Variance Request
Case No. 96-304-A

Dear Mr. Schmidt:

We recently built our homes on one of the several parcels of land known as the "Campbell Property" which were sold at public auction in 1993. Another parcel consists of a farm house and a few storage sheds situated on 30 acres. A third parcel was recently subdivided into two lots, one of which contains a very small one-story dwelling. All of these parcels are zoned RC-2.

For the past year, Southard Brothers Concrete Company has been renting one of the storage sheds from the owner of the 30 acre parcel. They have been using the shed and the area around it to store their equipment and trucks. We contacted the Baltimore County Zoning Enforcement Office about this situation several months ago but have yet to receive a response.

Baltimore County
Office of Planning & Zoning

Page 2

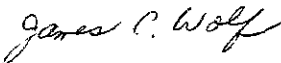
March 4, 1996

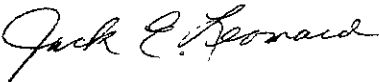
Attention: Mr. Lawrence E. Schmidt
Zoning Commissioner

We now understand that Southard has purchased the lot containing the one-story dwelling and has applied for a zoning variance to construct a detached garage on the property. We are very concerned about his intentions and would like some assurance that he will not be conducting his business activities on the property.

We therefore request a public hearing of the above-referenced case. Your cooperation in this matter is greatly appreciated.

Very truly yours,


James C. Wolf


Jack E. Leonard

JCW:JEL/ss

